| 013.0 | 0007 | 0012.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,111,200 / 1,111,200 |
| | | | | | USE VALUE: | 1,111,200 / 1,111,200 |
| | | | | | ASSESSED: | 1,111,200 / 1,111,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 106 | | LAKE ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | FLAHERTY GAYLE L |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 106 LAKE ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 3828 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 5500.000 | 685,400 | 4,600 | 421,200 | 1,111,200 |
| Total Card | 0.126 | 685,400 | 4,600 | 421,200 | 1,111,200 |
| Total Parcel | 0.126 | 685,400 | 4,600 | 421,200 | 1,111,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 290.28 /Parcel: 290.28

**Legal Description**

**Entered Lot Size**

Total Land:

Land Unit Type:

**User Acct** 10650

**GIS Ref**

**GIS Ref**

**Insp Date** 04/09/18

!1310!

## PREVIOUS ASSESSMENT

**Parcel ID** 013.0-0007-0012.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 685,400 | 4600 | 5,500. | 421,200 | 1,111,200 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 654,500 | 4600 | 5,500. | 421,200 | 1,080,300 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 654,700 | 4600 | 5,500. | 421,200 | 1,080,500 | 1,080,500 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 478,100 | 4600 | 5,500. | 447,500 | 930,200 | 930,200 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 478,100 | 4600 | 5,500. | 326,400 | 809,100 | 809,100 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 448,700 | 4600 | 5,500. | 284,300 | 737,600 | 737,600 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 448,700 | 4600 | 5,500. | 242,200 | 695,500 | 695,500 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 400,500 | 4600 | 5,500. | 236,900 | 642,000 | 642,000 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/29/21 | 19:49:57 |

**LAST REV**

| Date | Time |
|---|---|
| 05/17/18 | 15:50:05 |
| ekelly | |

## SALES INFORMATION

**TAX DISTRICT**

**PAT ACCT.** 1310

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| PARTAMIAN/ETAL | 1103-48 | | 10/29/1992 | | 209,000 | No | No | Y | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 10650 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 11/17/2016 | 1410 | Re-Roof | 8,000 | C | | | | |
| 4/17/2015 | 359 | New Wind | 5,000 | | | | | Install 5 replacem |
| 7/24/2014 | 901 | Renovate | 10,000 | | | | | |
| 10/3/2005 | 908 | Inter Fi | 20,000 | | | G7 | GR FY07 | FINISH DORMER SHEL |
| 4/20/2005 | 352 | Dormers | 45,000 | | | G7 | GR FY07 | SHELL |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 4/9/2018 | MEAS&NOTICE | BS | Barbara S |
| 5/12/2009 | Measured | 372 | PATRIOT |
| 4/20/2006 | Permit Visit | BR | B Rossignol |
| 11/6/1999 | Inspected | 267 | PATRIOT |
| 9/29/1999 | Mailer Sent | | |
| 9/29/1999 | Measured | 163 | PATRIOT |
| 8/23/1993 | | PC | PHIL C |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 5500 | | Sq. Ft. | Site | | 0 | 80. | 0.96 | 1 | | | Med. Tr | -10 | | | | | 421,201 | | | | | | 421,200 | |

Total AC/HA: 0.12626 | Total SF/SM: 5500 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 421,201 | Spl Credit | Total: 421,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2T - 2 & 3/4 Sty | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1927 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G7 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | 1 | Rating: | Very Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 0.92429459 |
| Const Adj.: | 0.97029907 |
| Adj $ / SQ: | 161.432 |
| Other Features: | 152000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 841978 |
| Depreciation: | 156608 |
| Depreciated Total: | 685370 |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 2 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 12 | BRs: | 4 | Baths: | 2 | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

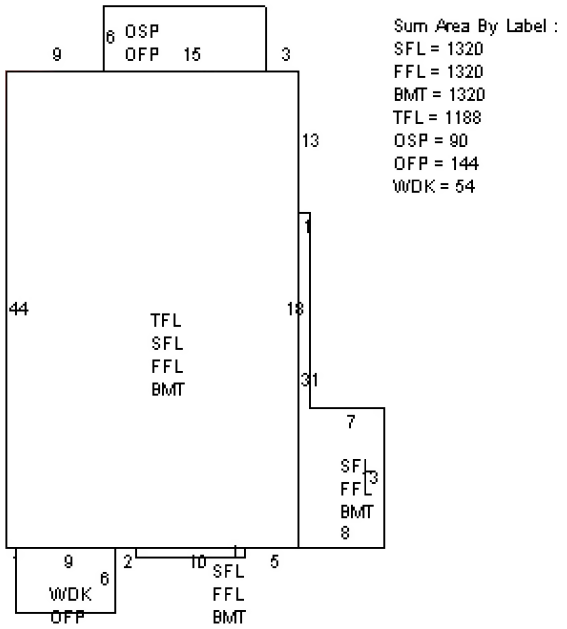
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 6 | 2 | |
| Totals | | | |
| 2 | 12 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 161.43 |
| Special Features: | 0 | Val/Su Net: | 126.09 |
| Final Total: | 685400 | Val/Su SzAd | 179.05 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,320 | 48.430 | 63,927 |
| FFL | First Floor | 1,320 | 161.430 | 213,090 |
| SFL | Second Floor | 1,320 | 161.430 | 213,090 |
| TFL | Third Floor | 1,188 | 161.430 | 191,781 |
| OFP | Open Porch | 144 | 27.130 | 3,906 |
| OSP | Screen Porch | 90 | 37.180 | 3,346 |
| WDK | Deck | 54 | 15.520 | 838 |
| | Net Sketched Area: | 5,436 | Total: | 689,978 |
| Size Ad | 3828 | Gross Area | 5436 | FinArea 3828 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

013.0-0007-0012.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 19X18 | A | AV | 1927 | 22.31 | T | 40 | 104 | | | 4,600 | | | 4,600 |

| | | | | | |
|---|---|---|---|---|---|
| More: N | Total Yard Items: | 4,600 | Total Special Featues: | | Total: 4,600 |